

185.A

0002

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

694,300 / 694,300

USE VALUE:

694,300 / 694,300

ASSESSED:

694,300 / 694,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Owner 1:	CAMPBELL ERIN E	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 77 HATHAWAY CIR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	CAMPBELL EDWARD J & NANCY J -
Owner 2:	-

Street 1: 77 HATHAWAY CIRCLE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains 6,975 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1530 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6975		Sq. Ft.	Site		0	70.	0.90	7									440,475						440,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										131422
										GIS Ref
										GIS Ref
										Insp Date
										08/06/18

Total Card / Total Parcel

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EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH													
Type: 21 - Split Level			Full Bath: 1	Rating: Good		PDAS.																
Sty Ht: 1 - 1 Story			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1		3/4 Bath:	Rating:																		
Foundation: 1 - Concrete			A 3QBth:	Rating:																		
Frame: 1 - Wood			1/2 Bath: 1	Rating: Average																		
Prime Wall: 1 - Wood Shingle			A HBth:	Rating:																		
Sec Wall:	%		OthrFix:	Rating:																		
Roof Struct: 1 - Gable			OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Good		1st Res Grid Desc: Line 1 # Units: 1																
Color: BEIGE			A Kits:	Rating:		Level FY LR DR D K FR RR BR FB HB L O																
View / Desir:			Fpl: 1	Rating: Average		Other																
GENERAL INFORMATION			WSFlue:	Rating:		Upper																
Grade: C - Average			CONDOS INFORMATION			Lvl 2																
Year Blt: 1959	Eff Yr Blt:		Location:			Lvl 1																
Alt LUC:	Alt %:		Total Units:			Lower																
Jurisdct: G12	Fact: .		Floor:			Totals RMS: 7 BRs: 3 Baths: 1 HB: 1																
Const Mod:			% Own:																			
Lump Sum Adj:			Name:																			
INTERIOR INFORMATION			DEPRECIATION			REMODELING			RES BREAKDOWN													
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %	Functional:			No Unit	RMS	BRS	FL													
Prim Int Wall: 1 - Drywall			Economic:			1	7	3														
Sec Int Wall:	%		Special:																			
Partition: T - Typical			Override:			Totals																
Prim Floors: 4 - Carpet			Total: 18.6 %		1 7 3																	
Sec Floors: 3 - Hardwood	50 %		CALC SUMMARY			COMPARABLE SALES			SUB AREA													
Bsmnt Flr: 12 - Concrete			Basic \$ / SQ: 95.00			Rate	Parcel ID	Typ	Date	Sale Price		SUB AREA DETAIL										
Subfloor:			Size Adj.: 1.35000002									Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Bsmnt Gar: 1			Const Adj.: 0.99495000									FFL	First Floor	1,184	127.600	151,081	LLV	100	FLA	60	G	
Electric: 3 - Typical			Adj \$ / SQ: 127.602									LLV	Lower Level	576	89.290	51,431						
Insulation: 2 - Typical			Other Features: 84537									BMT	Basement	560	38.280	21,437						
Int vs Ext: S			Grade Factor: 1.00									WDK	Deck	240	10.120	2,428						
Heat Fuel: 1 - Oil			NBHD Inf: 1.00000000									PAT	Patio	225	3.900	877						
Heat Type: 3 - Forced H/W			NBHD Mod:																			
# Heat Sys: 1			LUC Factor: 1.00																			
% Heated: 100			Adj Total: 311791																			
Solar HW: NO	Central Vac: NO		Depreciation: 57993																			
% Com Wall	% Sprinkled:		Depreciated Total: 253798																			
MOBILE HOME			Make:			Model:			Serial #:			Year:			Color:				IMAGE			
SPEC FEATURES/YARD ITEMS												PARCEL ID 185.A-0002-0014.0			AssessPro Patriot Properties, Inc							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value				
2	Frame Shed	D	Y	1	10X12	A	AV	2004	0.00	T	12	101										
More: N	Total Yard Items:			Total Special Features:			Total:															